

# PUBLIC NOTICE

PERMIT APPLICATION: NRS 07.143

**APPLICANT:** Belle Isle Development, LLC  
P.O.Box 1399  
Lebanon, Tenn. 37088  
615-444-9635

**LOCATION:** Unnamed tributaries and associated wetlands to Old Hickory Reservoir/  
Cumberland River, proposed Belle Island Development, N. Cairo Bend Road, Lebanon, Wilson  
County 36.3214 °N, -86.3824°W

**WATERSHED DESCRIPTION:** The unnamed tributaries and wetlands are in the Lower  
Cumberland-Old Hickory Lake watershed (HUC 05130201) and none of the streams have been  
assessed for their support of classified uses. The classified uses for the streams are fish and  
aquatic life, recreation, irrigation, and livestock watering and wildlife. The project site is located  
adjacent to U.S. Army Corps of Engineers property and near the Sandy Chapel access area. The  
area has a rolling to hilly to flat floodplain topography with numerous springs, streams and  
wetlands. There are seven wetlands on the site, totaling 10.21 acres. The wetlands are forested  
and herbaceous mixed. Wetlands 1, 2, 3, 4 and 7 are bottomland hardwood floodplain wetlands.  
Wetlands 5 (green ash monoculture) and 6 (herbaceous open field), are predominately  
groundwater fed, non-floodplain wetlands. There are eight main channels on the property.  
Channel 7 is a wet weather conveyance in its entirety. Channels 3 and 5 are perennial streams  
associated with wetlands. Channels 4 and 6 are associated with wetlands, but lack sustained flow.  
Channel 1 has a small isolated pond upslope separated by a berm. Channel 5 and 6 have existing  
open water impoundments. For the most part, the 400-acre project site has been used for wildlife  
management and sparse residential use.

Color photos of many of the water resources can be viewed on the Internet version of this notice  
at <http://www.state.tn.us/environment/wpc/ppo/arap>.

**PROJECT DESCRIPTION:** The applicant proposes to fill/disturb 0.4 acres of wetlands, install  
road crossings and utility crossings for the purpose of constructing Belle Isle residential and golf  
course development. In total there will be five road crossings with 0.4 acres of wetland impact,  
one utility line crossing and two areas of wetland mitigation. Two of the road crossings are in  
future phases of development.

Streams 3 (and associated wetland 3) will have a 64' bottomless concrete box culvert installed for  
Belle Isle Boulevard road crossing.

Wetland 2 will have a road crossing culvert for Belle Isle Boulevard that will impact 0.17 acres  
that is located just upstream of the stream 4 origins (future phase).

Wetland 4 will have road crossing culvert for Legacy Lane that will impact 0.12 acres of wetland.

Stream 1 will have 49 linear feet of pipe culvert for Kirkpatrick Drive.

Stream 5 will have an existing culvert replaced (< 60 linear feet of pipe culvert) for Legacy Lane  
in a future phase.

There is also a utility line crossing on stream 3 for a 4" collection and a 4" return line for the on-  
site sewage treatment facility and irrigation system. This facility was recently permitted under  
SOP 07023.

In addition, there will be several wooden span bridges (approximately 6) installed over the tributaries for golf cart paths.

To mitigate for the 0.4 acres of wetland impact, the applicant proposes to create 0.5 acres of shelf-type wetland adjacent to the pond on stream 5 and enhance 1.1 acre of wetland 5 by planting native woody vegetation. The pond is supplemented with water pumped from Old Hickory.

The wetlands mitigation site will be monitored for five years, the vegetation will be ensured at an 80% survival rate.

In accordance with the Tennessee Antidegradation Statement (Rule 1200-4-3-.06), the division has determined that the proposed activity will not result in degradation to water quality.

**USGS TOPOGRAPHIC QUADRANGLE:** Laguardo 313 SW and Hunters Point

**PERMIT COORDINATOR:** Juliana W. Kyzar

No decision has been made whether to issue or deny this permit. The purpose of this notice is to inform interested parties of this permit application and to ask for comments and information necessary to determine possible impacts to water quality. Persons wishing to comment on the proposal are invited to submit written comments to the department. Written comments must be received within **thirty days of the date that this notice is posted**. Comments will become part of the record and will be considered in the final decision. The applicant's name and permit number should be referenced.

Interested persons may also request in writing that the department hold a public hearing on this application. The request must be filed within the comment period, indicate the interest of the person requesting it, the reasons that the hearing is warranted, and the water quality issues being raised. When there is sufficient public interest in water quality issues, the department will hold a public hearing.

The permit application, supporting documentation including detailed plans and maps, and related comments are available at the department's address for review and/or copying. The department's address is:

Tennessee Department of Environment & Conservation  
Division of Water Pollution Control, Natural Resources Section  
7th Floor L & C Annex  
401 Church Street  
Nashville, TN 37243

In deciding whether to issue or deny a permit, the department will consider all comments on record and the requirements of applicable federal and state laws.



Photo 1. Wetland 1 at a collapsed springhouse in the foreground with channel in the background. Photo by CEC's Joe Cathey 8-22-2006



Photo 2. One of the braided channels depicting ephemeral stream characteristics draining Wetland 2. Photo by CEC's Joe Cathey 8-22-2006



Photo 3: . Wetland 3 near Army Corps property line contains broadleaf arrowhead and other OBL, FACW and FAC+ species. Photo by CEC's Joe Cathey 8-22-2006



Photo 4. Wetland 4 at its upper end with black willow, woolgrass, sycamore and other OBL and FACW species. Photo by CEC's Joe Cathey 8-22-2006



Photo 5. Wetland 4 at its lower end near the Army Corps property line where a perennial stream emerges from the wetland. Photo by CEC's Joe Cathey 8-22-2006



Photo 6. Wetland 5 is an emergent wetland located a few hundreds yards upslope from 3.5-acre pond.  
Photo by CEC's Joe Cathey 8-23-2006



Photo 7. 3.5-acre pond that provides hydrologic conditions for Wetland 7, which is located downslope.  
Photo by CEC's Joe Cathey 8-23-2006

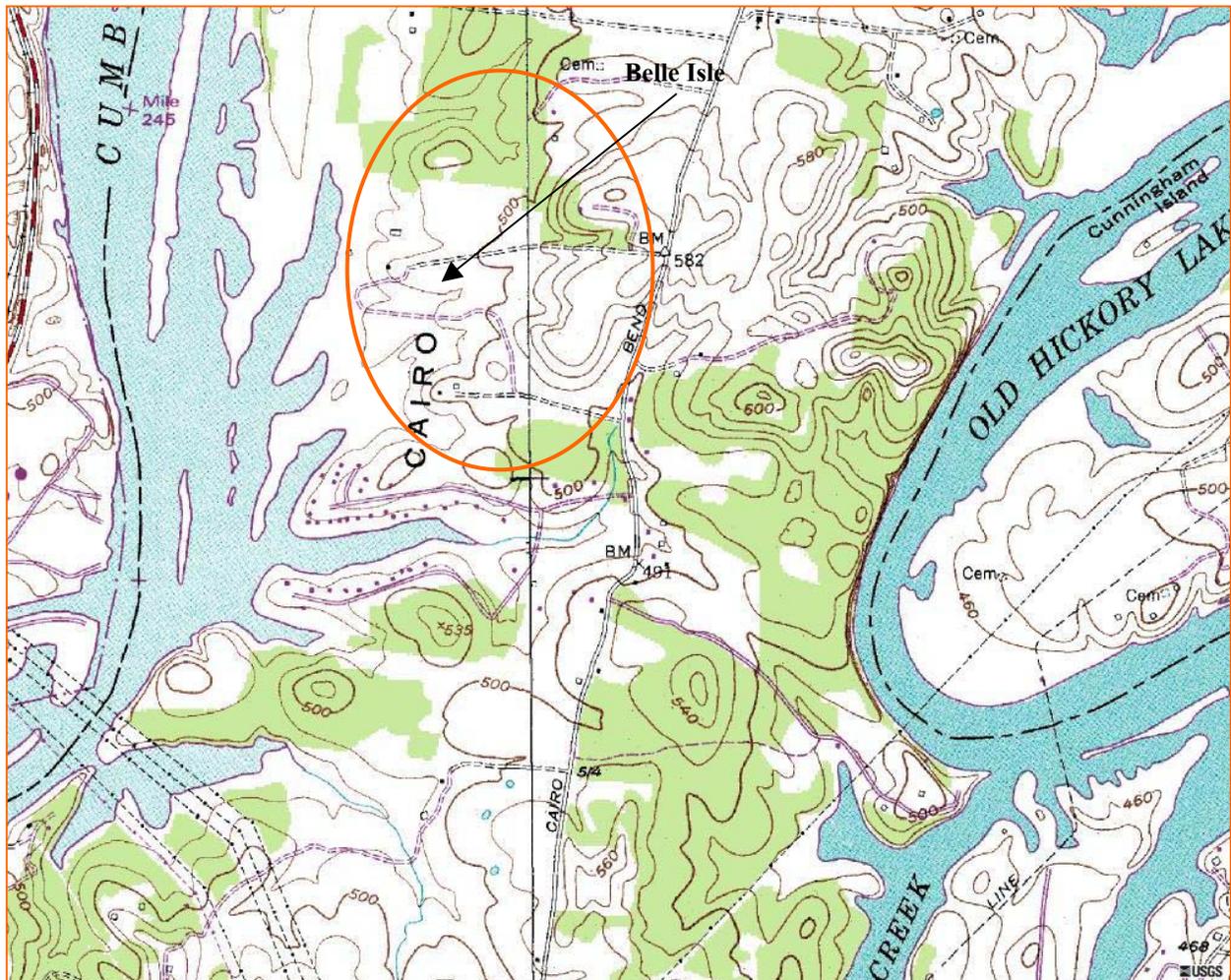


Figure 1. US Geological Survey Topographic Map with project area indicated

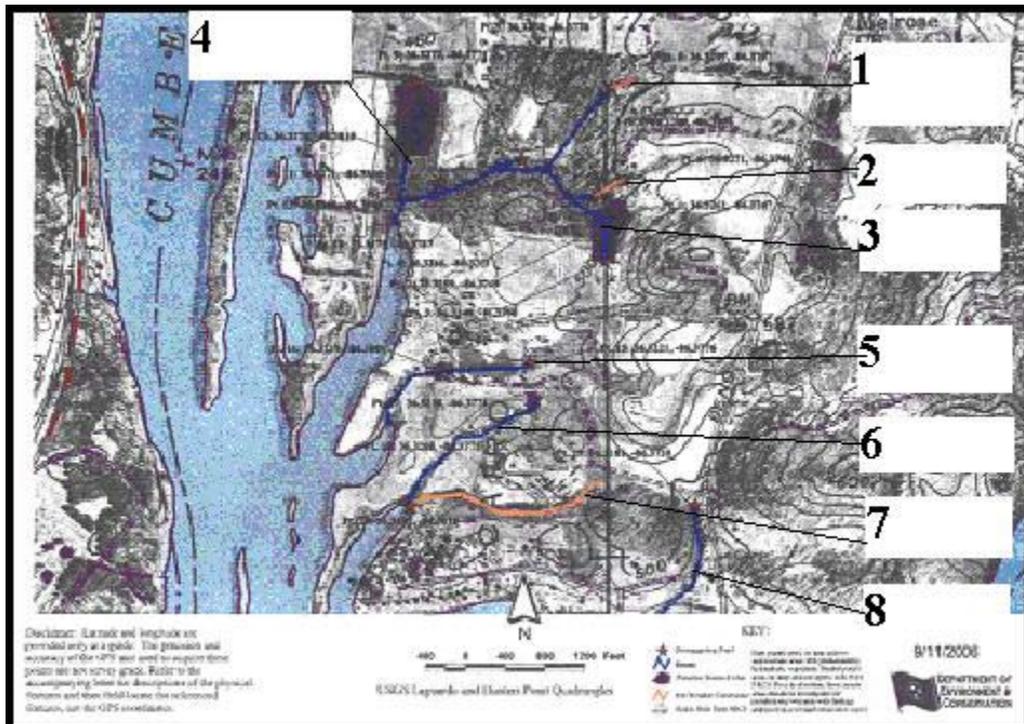


Figure 2: Hydrologic determination figure for Belle Isle Development (numbered by JWK)

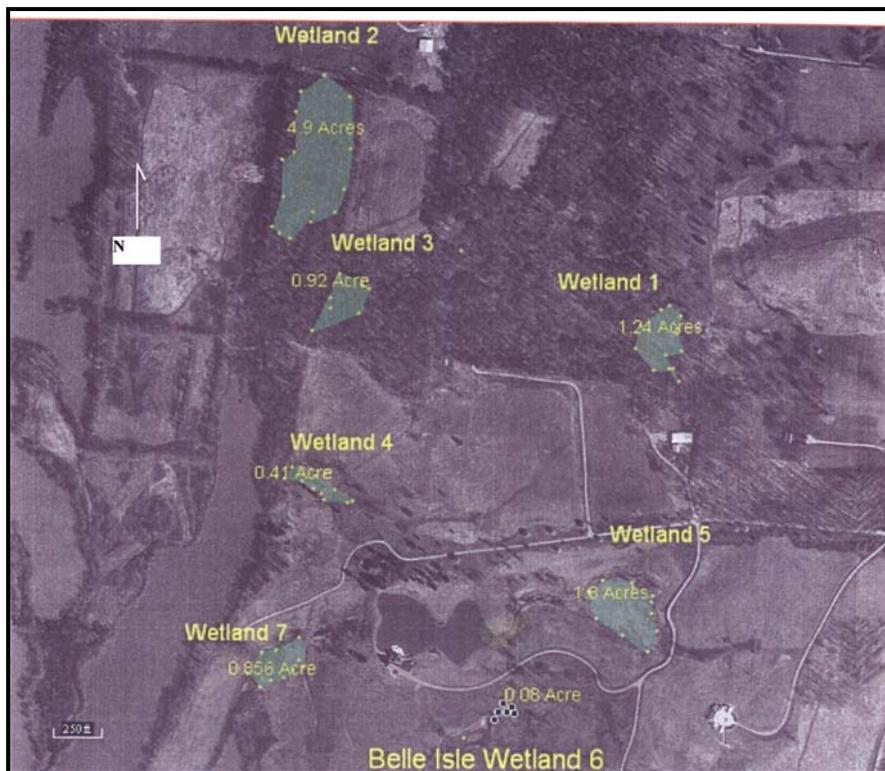


Figure 3: Site with wetlands indicated (graphic by CEC)





